

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



RECEIVED  
DEC 17 2021

CITY OF AURORA  
PLANNING & ZONING DIVISION

21.367

## Land Use Petition

### Subject Property Information

Address / Location: 2134 W. Galena Boulevard

Parcel Number(s): 15-19-181-006

### Petition Request

Requesting approval of a Final Plan Revision for Lot 9, East Reimers Resubdivision #3, located south of West Galena Boulevard and east of South Constitution Drive, for a Retail Sales or Services (2100) use

### Attachments Required

(a digital file of all documents is also required)

#### One PDF Copy of:

Word Document of: Legal Description (Format Guidelines 2-1)

#### Two Paper and PDF Copy of:

Grease Trap Plans  
Project Information Sheet  
Fire Access Plan

#### Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)  
Building and Signage Elevations  
(Format Guidelines 2-11)

#### One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Legal Description (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)

### Petition Fee: \$750.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature]

Date 12.15.21

Print Name and Company: Jaime Rodriguez

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 15th day of December, 2021.

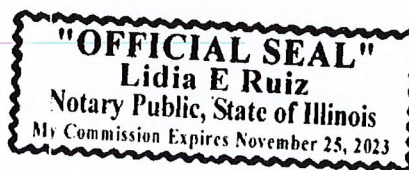
State of Illinois

) SS

County of Kane

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL





## Filing Fee Worksheet

**Project Number:** 2020.197  
**Petitioner:** El Paso Grocery  
**Number of Acres:** 2.01  
**Number of Street Frontages:** 0.00  
**Non-Profit:** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0.00  
**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	750.00
		\$	-

**Total:** **\$750.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:

**RECEIVED**  
DEC 17 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION

## Project Contact Information Sheet

**Project Number:** 2020.197

**Petitioner Company (or Full Name of Petitioner):** El Paso Grocery

### Owner

First Name: Chris Initial: Last Name: Stair Title:  
Company Name: ALDI, Inc.  
Job Title: Director of Real Estate  
Address: 1200 N Kirk Rd  
City: Batavia State: IL Zip: 60510  
Email Address: chris.stair@aldi.us Phone No.: Mobile No.:

### Main Contact (The individual that signed the Land Use Petition)

Relationship to Project:  
Company Name: El Paso Grocery  
First Name: Jaime Initial: Last Name: Rodriguez Title:  
Job Title:  
Address: 2134 W Galena Blvd  
City: Aurora State: IL Zip: 60506  
Email Address: jaimer@elpasogrocery.com Phone No.: 630-605-6411 Mobile No.:

### Additional Contact #1

Relationship to Project: Architect  
Company Name: Allen + Pepa Architects  
First Name: Lane Initial: Last Name: Allen Title:  
Job Title: Architect  
Address: 215 Fulton St  
City: Geneva State: IL Zip: 60134  
Email Address: lallen@allenpepa.com Phone No.: Mobile No.:

### Additional Contact #2

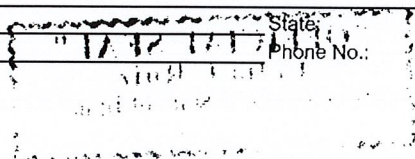
Relationship to Project: 0  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

### Additional Contact #3

Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

### Additional Contact #4

Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

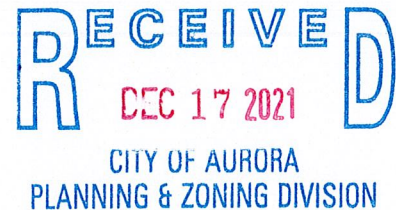




## **ZONING QUALIFYING STATEMENT**

DATE: November 24<sup>th</sup>, 2021

PROJECT NAME: **Jaime Rodriquez, Partner**  
El Paso Grande / Tortilla Dreams  
2134 West Galena, Aurora, IL



Cc: Steve Broadwell, City of Aurora Zoning Dept

Dear Jaime,

The Zoning Dept. has asked for a "Qualifying Statement" about the project. The outline would seem to be as follows:

- General Project Status
- Overall Goals of the project and why we believe it will be successful
- Break down of the square footage to meet the basic zoning parameter set by both the city and Aldi's

### **General Project Status:**

- The current project status is that Allen+Pepa Architects has submitted a second set of drawings to the building dept. with our response to their general comments for building review and compliance with all codes. We did not find any items of concern and believe we have responded to all of their concerns for architectural as well as Mechanical, Electrical, Plumbing. The contractor needs to submit Sprinkler and Fire Detection drawings.
- It is my understanding that you (the prospective owner) are working through financing.

### **Goals of the Project:**

I have really appreciated you and your partners' collective intuition on quite a few aspects of the design:

- Your team rightly sees this building's exterior as complete protective envelope of the interior environment for your extensive interior buildout. It has some excellent 'bones' to work with:
  - Excellent TPO Roofing
  - 3' deep long-span steel joists and 3' deep beams with only 4 columns in the entire space
  - 3 out of 5 roof top units and related ductwork: The 3 units will be replaced, but the hole thru the roof and the ductwork below are reusable.
  - Extensive continuous acoustical ceiling tile in place
  - A sprinkler system
  - German-made floor tile that can be refreshed
  - Working financial office and public bathrooms
  - A very large parking lot: Do you know how hard it is to find a large parking lot like this? Not to mention it is well maintained, with lighting and perimeter landscaping.
  - Zoning Approval: It would take a year to get proper zoning for a project like this from the ground up. The fact that it is all done and approved de-facto is amazing.
  - Storm Drainage: the storm drainage systems are all worked out and will not need to be upgraded.
  - Your re-purposing of these items is of great benefit to the community, providing a source for food purchasing and adding cultural value to Aurora and Illinois is immensely important.



- It has been interesting to evolve the design utilizing your team's insights based on systems that you have developed at El Paso Grande at New York and Union:
  - Your grocery store is not just standard Latin culture products. In so many ways your self- package and selling of your products throughout the store such as seasonings, wheat tortillas (made at your other neighborhood facility) as well as the exceptional buffet of hot foods made in the homemade style of your culture. I have bought food there many times and always enjoyed it.
  - You are applying fully developed systems to this new facility. You have clearly and mindfully directed Allen + Pepa Architects, Axis Design Food Service as well as Neville MEP Engineers on how exactly the food will be prepared and executed. You did so confidently because you have nurtured your skills over many years and have a vision for this new facility. Your system skills were utilized on the placement of checkout, aisles of food display, Refrigeration Equipment Systems, walk- in coolers around the store for 5 different functions, Employee lounges/lockers/bathrooms, Tortilla Making Kitchens, etc.

#### Tortilla Kitchen /Factory:

As per your agreement with Aldi's this is an important spacial use that separates your brand from theirs. Since you are purchasing this building from them, it's a given aspect of the design. The breakdown is as follows as per the square footage table below:

- Grocery Area: 8,387 s.f. (45.2%)
- Special Grocery unique to El paco Grade and Tortilla Making Area: 4,435 s.f. (23.9%)
- General use: 5717 s.f. (30.8 %)

#### Square footage breakdown per current plans:

Area Schedule (Rentable)

Name	Area in S.F.	%	Comments	Zoning Qual.	Grocery	Special Grocery & Tortilla	General
<b>01 FIRST FLOOR</b>							
01 GROCERY	6,641	36%	USE: MERCHANTILE	Grocery	6,641		
02 OFF/EMPL/BR	572	3%	USE: MERCHANTILE	General			572
03 MAINT.	243	1%	USE: MERCHANTILE	General			243
04 DELI CASE	366	2%	USE: MERCHANTILE	Grocery	366		
05 BUFFET	597	3%	USE: MERCHANTILE	Special Grocery		597	
06 MEATS	454	2%	USE: MERCHANTILE	Grocery	454		
07 BUTCHER	274	1%	USE: MERCHANTILE	Grocery	274		
08 LINEAR WIC	274	1%	USE: MERCHANTILE	Grocery	274		
09 PRODUCE WIC	378	2%	USE: MERCHANTILE	Grocery	378		
10 7' HALLWAY	1,276	7%	NO PUBLIC ACCESS FOR EXIT	General			1,276
12 BR/LKR/SHOP	206	1%	USE: MERCHANTILE	General			206
13 WIF	110	1%	USE: MERCHANTILE	Special Grocery		110	
14 POT WASH	321	2%	USE: F-1 FOOD PROCESSING	Special Grocery		321	
15 KITCHEN	628	3%	USE: F-1 FOOD PROCESSING	Special Grocery		628	
16 TORTILLA KITCHEN	2,779	15%	USE: F-1 FOOD PROCESSING	Tortilla		2,779	
17 STAIRS & EXIT HALL	326	2%	USE: MERCHANTILE	General			326
18 EXISTING S&H	1,005	5%	USE: MERCHANTILE	General			1,005
19 NEW 2 STORY ADDN	926	5%	USE: MERCHANTILE	General			926
21 TRASH COMP.	204	1%	USE: MERCHANTILE	Exterior			204
JC	50	0%	USE: MERCHANTILE	General			50
<b>01 FIRST FLOOR: 20</b>	<b>17,630</b>						
<b>02 NEW 2ND FLR.</b>							
19 NEW 2 STORY ADDN	909	5%	USE: MERCHANTILE	General			909
02 NEW 2ND FLR.: 1	909			Total s.f. per zoning	<b>8387</b>	<b>4435</b>	<b>5717</b>
Grand total: 21	<b>18,539</b>				45.2%	23.9%	30.8%

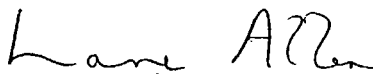
#### The 2-Story Addition:

- We are building a foundation and slab on grade for a 900 s.f. 2-Story Addition. The first floor is for a Shipping and Handling area as well as dry storage for the tortilla making 'kitchen' and the 2<sup>nd</sup> floor is for the employee lounge, locker room and bathroom. This 2<sup>nd</sup> Floor Addition is redundant to functions we have on the 1<sup>st</sup> floor. Because its redundant we do not need an elevator.

We have done many existing building and Adaptive Reuse projects. They are difficult projects. The most successful projects grow naturally out of the needs of the community as well as from the Owner's skills and intuition on how to make a project of high quality, but economically done. This unique home-grown facility on West Galena, adjacent to a productive Ace Hardware, a Dunkin Donuts and other active community-oriented stores will help this shopping district thrive.

In conclusion, with your family-oriented business mindset, systems approach, and many years of experience, I am greatly confident that you can not only make this happen but create a facility that will be well supported by the entire community of Aurora.

Sincerely, Lane Allen, AIA, LEED AP BC&D

A handwritten signature in black ink that reads "Lane Allen". The signature is written in a cursive, flowing style.





RECEIVED  
DEC 17 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION

December 7, 2021

From: Chris Stair, Director of Real Estate  
ALDI Inc  
1200 N Kird Road, Batavia, IL 60510  
630-761-2423  
Chris.stair@aldi.us

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora, IL 60507  
630-256-3080  
coaplanning@aurora-il-org

RE: Authorization Letter for: 2134 W Galena Blvd, Aurora, IL 60506

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Carnicera El Paso Grande Corp., and its representatives, to act as the owner's agent through the Final Plan Revision process with the City of Aurora for said property.

Signature: [Signature] Date: 12-7-2021

Subscribed And Sworn To Before Me This 7 Day  
of December, 2021

Notary Signature [Signature]

OFFICIAL SEAL  
HANNAH L KAILER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/28/23

Notary Public Seal

ALTA/NSPS LAND TITLE SURVEY

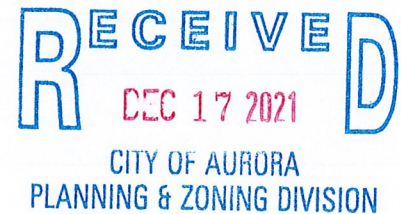
PARCEL ONE:

LOT 9 IN EAST REIMERS RESUBDIVISION NO. 3 OF PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97K065007, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

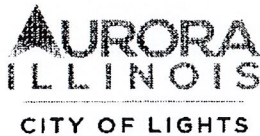
PARCEL TWO:

EASEMENTS FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL ONE CREATED BY PLAT RECORDED MARCH 8, 1995 AS DOCUMENT 95K011997 AS DESCRIBED AND SHOWN IN SAID PLAT AND BY PLAT RECORDED MAY 26, 1995 AS DOCUMENT 95K028597 AS DESCRIBED AND SHOWN IN SAID PLAT AND BY INSTRUMENT RECORDED SEPTEMBER 30, 1994 AS DOCUMENT 94K074593 AS DESCRIBED AND SHOWN IN SAID INSTRUMENT.

COMMONLY KNOWN AS: 2134 WEST GALENA BOULEVARD, AURORA, ILLINOIS.





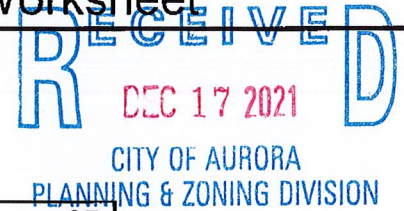


Planning and Zoning Division, 44 E Downer Pl, Aurora IL 60505  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

## Parking and Stacking Requirement Worksheet

**Project Number:** 2020.197

**Petitioner:** El Paso Grocery



### Parking Requirement

Total Parking Requirement	65
Enclosed Parking Spaces	-
Surface Parking Spaces	65

*Note: All parking spaces must be individually accessible spaces in order to count towards this req*

### Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per greater.
Car wash facilities, self-service	-	3 stacking spaces per apper stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilit spaces for faculties greater

This Calculator is for informational purposes only and all numbers are subject to verificatic

### OFFICE USE ONLY

Verified By: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Numbe</u>
19,425	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	